THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2021-1279

Karen Johnson Davidson County
Batch# 699027 DEEDWARR
08/17/2021 02:29:16 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20210817-0111307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($215,000.00) cash in hand paid, the receipt of which is hereby acknowledged, BEVERLEY B. ASHLEY, AN UNMARRIED PERSON, ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto SEGOIDE, LLP, A PARTNERSHIP, its successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

BEING a certain condominium apartment, being Unit No. N-2, together with the Carport designated as No. N-2-C, in River Plantations, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, Page 59, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 4562, Page 474, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Beverley B. Ashley, an unmarried woman, by Warranty Deed from Patricia Woolley Bohn, an unmarried person, dated August 27, 1990 of record in Book 8183, Page 358, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Master Deed and By-Laws of record in Book 4562, Page 474, supplemental and amendment of record in Instrument# 20051020-0126564 and Second Amendment to the Master Deed of record in Instrument# 20140219-0014288, in the Register's Office of Davidson County, Tennessee.

2. Subject to all matters as shown on plat of record in Book 4460, Page 59, in the Register's Office of Davidson County, Tennessee.

3. Subject to Homeowners Association for River Plantation Condominiums.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2021 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

LAURA ASHLEY BISHOPexecutes this instrument on behalf of BEVERLEY B. ASHLEY, pursuant to a Power of Attorney dated August 4, 2021and of record in Volume _____, Page _____, in the Register's Office of Dickson County, Tennessee.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 6th day of August, 2021.

Beverley B. Ashley by Laura Ashley Bishop
BEVERLEY B. ASHLEY by LAURA ASHLEY BISHOP, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, LAURA ASHLEY BISHOP, Attorney in Fact for BEVERLEY B. ASHLEY, and individually, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as the free act and deed of the said BEVERLEY B. ASHLEYand individually for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6th day of August, 2021.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Beverley B. Ashley by Laura Ashley Bishop
AFFIANT

Sworn to and subscribed before me this 6th day of August, 2021.

NOTARY PUBLIC

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 10/19/2024 COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 140 090.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
SEGOIDE, LLP
1820 Cranwell Drive
Nashville, TN 37215